

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

REGULAR MEETING MINUTES

TUESDAY, January 4, 2011

Bonsall Community Center

31505 Old River Road

Bonsall, CA 92003

1. Administrative Items

- A. Roll:
PRESENT: Morgan, Davis, Lintner, Mallett, Rosier, Zales
ABSENT: Norris
- B. Corrections to Agenda:
▪ None
- C. Approval of meeting minutes:
▪ Approval of the minutes for the meeting of November 2, 2010 was approved by the members present. Motion by Rosier; second by Lintner. 6 Yeas; 0 Nays
- D. Public Communication:
▪ None
- E. Reports:
▪ SANDAG: SANDAG created a white paper that provides an overview of safe walking and biking routes to schools. No school district staff participated in the development of this white paper. Many of the schools prefer that the children are driven to school rather than walking or biking to school.
▪ Fire Information: Some north county cities are considering the establishment of a consortium to save money on the purchase of equipment and other necessary supplies and services.
▪ SDG&E: The company is upgrading its transmission lines between Pala and Monserate stations. A major component of the work is replacing wood poles with concrete poles. The project is scheduled to be completed in March 2011.
▪ North County Transit District: Due to the heavy rains in December the Sprinter was not able to travel east of El Camino Real due to safety concerns near Loma Alta Creek.
- F. Bonsall Community Sponsor Group's **Official position on General Plan** updates on minimum lot sizes that may concern the community. Motion to have **ID#s B025, B026, and B027 be placed in a special study area** and keep **BO21 as SR2** and approve other recommend projects in the column titled "Recommended" of handout GPU Board of Supervisors Hearings OCT/NOV/DEC 2010: Property-Specific Requests. Plus we support all of the previous issues listed below:



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- * **No sewer available, no water meters available through Rainbow Water how can projects be built without basic services?**
 - We do not support a 54% POPULATION INCREASE.
 - We do not support the proposed lot density in our Agricultural area of the community.
 - We do not support Conservation Subdivisions.
 - * We do not support the GP Implementation Plan
 - * We do not support any additional commercial development along Highway 76 in Bonsall.
 - * We request additional restrictions in Draft Community Plan.
 - We request your support and approval of the Bonsall CSG recommendation of our Village Boundaries and Sewer Service Area and do not support staffs recommendation.
 - * We request provisions to protect agricultural in the GPU
Motion by Mallett; seconded by Linter, 5 Yeas, 0 Nays.
- G. BCSG members provided Morgan donations to cover the \$50 domain registry/maintenance costs for the BCSG website for the next year. (www.bcsbg.org).

2. SPEAKER: Mark Jackson, Valley Center Community Planning Group Member

There is a 1,749 unit development project called Accretive proposed for the western edge of Valley Center on ~416 acres. Currently the general plan allows for ~200 homes. The project proposes a new major four-lane road called Road 3A that will carry travelers from the development to Old 395 between West Lilac Rd. and Gopher Canyon Road. The calculated Average Daily Trips on this road alone is 21,000. The project is larger than the City of Del Mar, has no confirmed sewer or water service, and no new schools. All students would have to go to Valley Center, Fallbrook or Bonsall schools. Since the travel time to Valley Center schools is longer than to the Bonsall and Fallbrook schools, this project, if approved, will significantly impact the community of Bonsall due to commuting.

This project has been rejected by both the County Department of Planning and Land use and the Valley Center Community Planning Group. But, at the December 17, 2010 Planning Commission Meeting, the project was approved for further study even though the item was not on the Planning Commission Agenda. The project was embedded in the Directors report but was somehow still allowed to be voted upon.

Mark Jackson respectfully requests that the BCSG be placed on correspondence distribution by DPLU and be included in GPA review for this project.



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3. PROJECT PRESENTATIONS

3.A. North County Fire Protection District: Deputy Chief John Torchia provided an overview of a planned fire station to be located just west of the Arco Gas Station on Olive Hill Rd. This station will replace Station 5 which is a double wide trailer located on Old River Rd. The property on Olive Hill rd. is +2 acres. The building is planned as a single story with 8,800 square feet and will include one fire engine, one brush unit and room to accommodate one ambulance (as funding becomes available). It has the capacity to house eight firefighters but five are scheduled to be on location most of the time. The architecture is based on Bonsall Community guidelines. The cost of the building is \$3.5 million and is scheduled to be completed in mid 2012. This project will return for a final vote.

3.B. West Lilac Subdivision: Wes Pletzer, representing the applicant, provided an overview of the project. This project has been before the BCSG and the applicant is before the group again to ensure that the issues that were raised have been addressed. This project proposes 28 lots on 92.8 acres. The current land use is all agriculture. The proposed lots have been oriented differently than originally proposed in order to preserve areas of agriculture, which was a request of the BCSG members. This will allow for 22.6 acres of agriculture to remain in perpetuity. The agriculture would be managed by a professional agriculture manager (Stehly) and costs for ag management would come from Homeowners Association assessment fees. The agriculture manager will also provide consultation on placement of pads on each of the lots once they are purchased. Additional agriculture areas will be on each lot but will be up to the property owner to maintain. There are five existing wells that produce plenty of water to sustain the agriculture preserve area.

Road Maintenance agreements will be created for both the roads in the development project and for a section of Via Ararat. Bob Drowns, who is the President of the Via Ararat Road Association has spoken with the developer and his constituents about the Road Maintenance Agreement. His Assoc has verbally agreed to the Road Maintenance Agreement but there has been no formal vote by his group. He is interested in seeing the HOA rules and requests that these rules be completed prior to EIR approval. Mr. Pletzer stated that the rules have not be written as of yet, but an agreement with the current owner (Pardee) will ensure that his association will be involved in the development of the final Road Maintenance Agreement.

Several Studies have been completed at the request of the BCSG, including, but not limited to, Haz Waste Testing, Fire Department/Marshall Approval, Traffic Study, Drainage Study, Ag Study, Noise Study, and Climate Study.

This project is proposed to come before the BCSG for voting at its February 2011 meeting.

4. PLANNING AND LAND USE No items to review.



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5. PERMITS AND VARIANCES

A. MUP10-039- Morro Reservoir: Proposed The project proposes an unmanned telecommunications facility on the north end of the Morro Reservoir owned by Rainbow Municipal Water District.. This is in replacement of a facility proposed to be placed on an adjacent residential property (Williams Residence) which was denied by the BCSG and the Planning Commission. The project proposes a 63 foot faux tree that exceeds our preferred height restrictions. Following are preliminary recommendations and questions from the BCSG members:

- Replace with mono-broadleaf tree
- Clarify Road Maintenance Agreement
- Has a noise study been conducted?
- Why is there a need for the 63 foot tree?

The applicant will be contacted prior to the next meeting to ensure that they are present at the meeting to answer questions.

6. Stehly Caminito Queito Minor Subdivision. Morgan is drafting comments

7. Traffic and speeding along Hutchison Street. Due to Highway 76 construction, traffic volumes and speeds have increased along Hutchison St. Morgan is checking with the County to see if speed limit signs and/or other signage can be posted during construction.

8. Final Notice of Approval

Both of the following projects have been approved:

- Hefner and Brown
- Nobu Kato

ADJOURNMENT

The meeting was adjourned at 9:28 PM.



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